



4 Hartley Hall Green, Greenisland, Carrickfergus, BT38 8FU

- Georgian Style Family Detached Home
- Bay Fronted Lounge; Wood Burning Stove
- Sun Lounge
- Gas Heating; PVC Double Glazing
- Fully Landscaped Site
- Four Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Utility Room; Furnished Cloakroom
- Private Driveway; Matching Detached Garage
- Immaculately Presented Throughout

Offers Over **£349,950**

EPC Rating B





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Georgian style, panelled, composite front door with hardwood, double glazed side screens and fanlight over. Tiled floor. Stairwell to first floor. Feature height ceiling, continuing throughout remainder of property.

FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising semi pedestal wash hand basin and WC. Splashback tiling to sink. Tiled floor.

LOUNGE 16'2" x 15'4" (wps)

Dual aspect windows. Bay window to front elevation with view towards landscaped green. Brick inglenook recess with cast iron, wood burning stove on slate hearth. Herringbone style timber flooring.

KITCHEN THROUGH DINING ROOM 18'11" x 14'0" (wps)

Luxury fitted kitchen with range of high and low level storage units, with contrasting, solid quartz work surface. Matching island unit with breakfast bar area. Inlaid, stainless steel 1.5 bowl sink unit. Integrated Smeg gas hob, with stainless steel extractor hood over. Integrated Smeg double ovens. Integrated larder fridge, separate larder freezer, and dishwasher. Splashback tiling to walls. Tiled floor. Open arch leading to:



SUN LOUNGE 10'10" x 9'10"

Tiled floor. PVC double glazed French doors with matching fanlights over, leading to rear garden.

UTILITY ROOM 14'0" x 5'1"

Range of fitted high and low storage units with contrasting, wood grain effect, melamine work surface. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Gas fired central heating boiler (housed within matching unit). Tiled floor. Composite, double glazed door to side.

FIRST FLOOR

LANDING

Access to shelved hot press. Access to partially floored roof space via slingsby style ladder.

PRINCIPAL BEDROOM 14'3" x 12'1" (wps)

View over landscaped green. Range of fitted wardrobes and storage.

DELUXE ENSUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled, oversized shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Chrome towel radiator. Splashback tiling to sink. Tiled floor.

BEDROOM 2 11'4" x 8'11"

BEDROOM 3 11'4" x 8'5"

BEDROOM 4 12'1" x 9'11" (wps)

View over landscaped green. Access to built in store.

DELUXE FAMILY BATHROOM

Contemporary, white, four piece suite comprising panelled bath, separate, fully tiled shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit. Chrome towel radiator. Splashback tiling to walls. Tiled floor.

EXTERNAL

Front garden finished in lawn, tree bark, trees and hedgerow.
 Generous sized, private driveway, finished in tarmac.
 Gate access, leading to further driveway area and matching, detached garage.
 External lighting.
 Seamless aluminium guttering.
 Fully enclosed, landscaped rear garden, finished in lawn, decorative stone and pergola.
 External power points.
 Outside taps.
 Timber lean to store to rear of garage.

MATCHING DETACHED GARAGE 18'6" x 10'1"

PVC coated, roller, shutter door. Separate service door to rear garden. Power and light.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





Immaculately presented, Georgian style, detached family home, within the recently constructed and well sought after Hartley Hall development, Shore Road, Greenisland.

The property comprises entrance hall, furnished cloakroom, bay fronted lounge with wood burning stove, kitchen through dining room, utility room, sun lounge, four well proportioned bedrooms, to include principal en suite, and separate, deluxe family bathroom.

Externally, the property enjoys private driveway, matching detached garage, and gardens front and rear, finished in lawn, patio areas, decorate stove and pergola.

Other attributes include gas heating and PVC double glazing.

Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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